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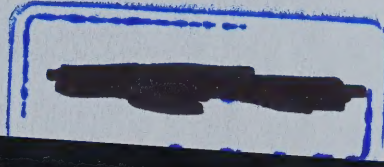


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Fowler-Clark Farm: study report

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Report on the Potential Designation of
Fowler-Clark Farm
as a Landmark under Chapter 47 of the Acts of 1972 as amended

Fowler-Clark Farm

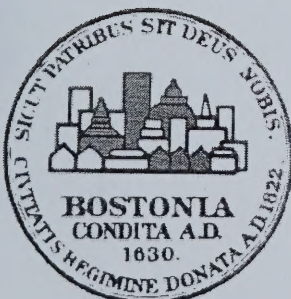
Study Report



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Boston Landmarks Commission
Environment Department
City of Boston

1941

1942

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487 Norfolk Street, Mattapan, Massachusetts

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Approved by: _____
Ellen J. Lipsey, Executive Director Date

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Approved by: _____
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Report on the Progress of the

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1.0 LOCATION OF PROPERTY

1.1 Address:

487 Norfolk Street, Mattapan, (Boston), MA

Assessor's parcel numbers:

Ward 14, Parcels 04151000, 04150000, 04149000, 04148000, 04147000,
04109000

1.2 Area in which property is Located:

A house, stable, and approximately 30,000 square feet of land (six parcels) comprise the Fowler-Clark farm. The property is situated on the southwest corner of Norfolk and Hosmer streets in the Mattapan neighborhood of Boston.

1.0 LOCATION OF PROPERTY

1.1 Address:

457 North Street, Boston, MA

Assessor's parcel number:

Ward 14, Parcel 04131001, 04130004, 04130005, 04130006, 04130007, 04130008

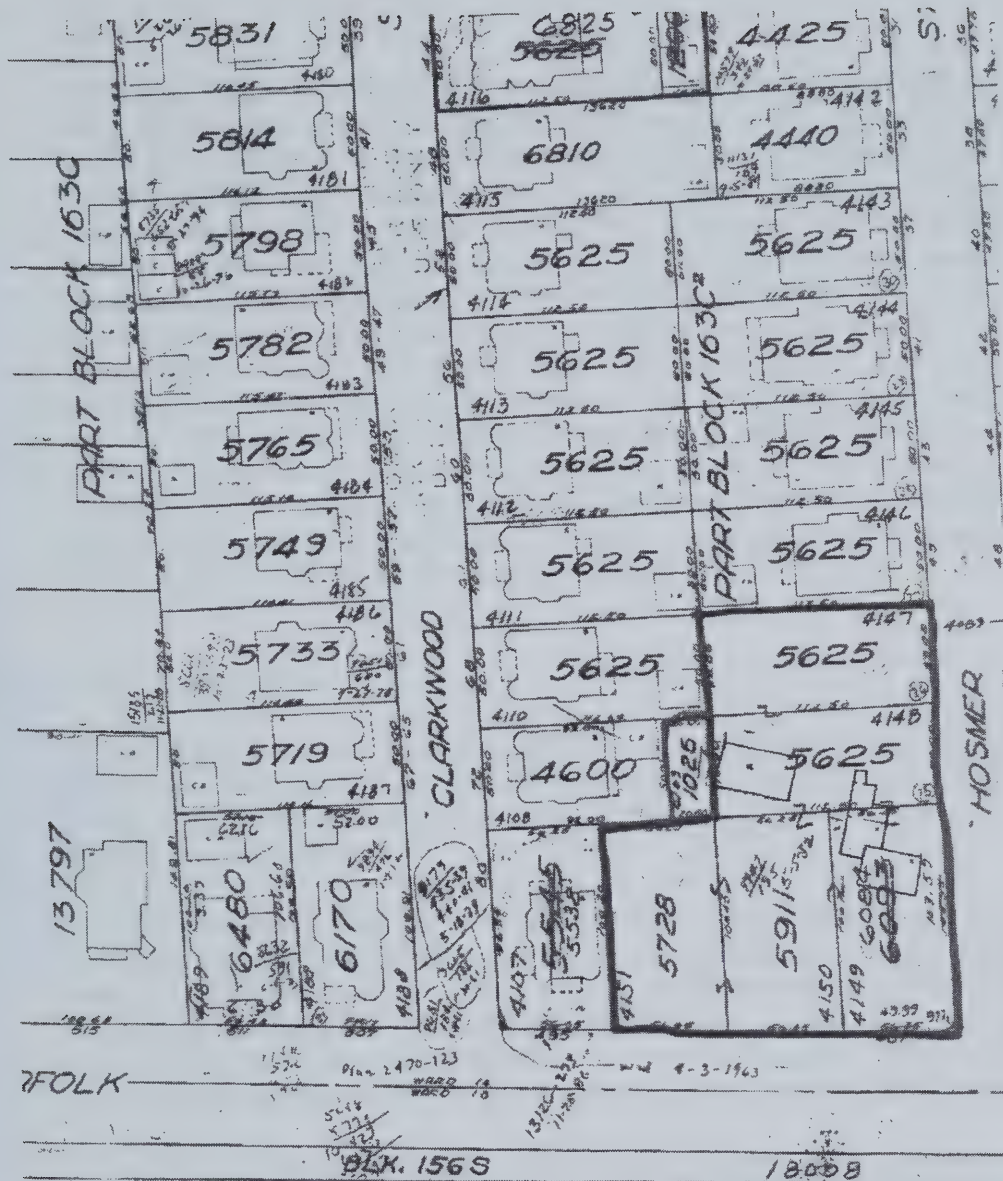
1.2 Area in which property is located:

A block, which, and approximately 30,000 square feet of land (see map) comprises the Fowler-Calk area. The property is located on the western corner of North and Haver streets in the Mattapan neighborhood of Boston.

1.3 Map Showing Location



Map illustrating location of the Fowler-Clark farm (marked with an "x") within the context of Mattapan.



Assessor's map illustrating location (outlined) within the immediate neighborhood.

2.0 DESCRIPTION

2.1 Type and Use

Historic documentation indicates that the main house on the Fowler-Clark farm was built as a single family dwelling between 1786 and 1806.¹ Outbuildings have been on the property since the late eighteenth century, though documentation indicates that the current stable dates to ca. 1860.² While the property today is known as the Clark Farm, so named for the Clark family who were its stewards for over a century, the Clarks were not responsible for the house's construction. Documentary evidence points to Samuel Fowler, a Dorchester yeoman, as the house's first owner. Fowler farmed a large estate in the late eighteenth and early nineteenth centuries on which stood a "mansion house and barn."³ This estate included what became the Clark family parcel. The house has passed through five families over the course of its roughly 200 year history. It served as a farmhouse in an agricultural setting until the 11 acre property was subdivided for residential development in 1895. The land on which the house and stable remain consists of just over half an acre. The house has remained a single family home throughout its history. The stable is currently used for storage.

2.2 Physical Description

The house and stable at 487 Norfolk Street are collectively known as the Fowler-Clark farm. Once situated on just over eleven acres, the buildings now occupy six parcels at the southwest corner of Norfolk and Hosmer Streets in Mattapan, totaling just over half an acre.

The house is a wood-frame, two-and-a-half story, five bay by one bay dwelling, with a large central chimney and centered, projecting main entry. The building reads as two distinct blocks: the original single pile house, and a rear, one story, wood frame and stone ell. The rear addition, which was constructed ca. 1967, replaced an existing single story ell which was removed ca. 1942.⁴ A side entry on the western elevation was also likely a later addition to the original structure.

A shallow gable roof covered with asphalt shingles and pierced by a substantial red brick, central chimney covers the main house. The house and rear addition are covered with wood shingles, an alteration which occurred ca. 1973 and

¹ See Study Report Section 3.1 Historic Significance, for analysis of historic documentation which points to this time span for the house's construction, p.9-10.

² See Study Report Section 3.1 Historic Significance, p.10.

³ Norfolk County Probate Case #7292, Inventory of Sam'l Fowler's estate exhibited Feb. 3, 1807. See Study Report Section 3.0 Historic Significance, p.9.

⁴ Boston Building Permits: Application to remove one story ell, October 1942; Application for permit for Alterations, to erect one story addition to rear of dwelling, August, 1967.

concealed existing clapboards.⁵ The main (southern) façade presents five bays to the street with double-hung twelve over twelve wood sash windows. The projecting central entry is capped by a gable roof, with “Clark Farm” inscribed in the pediment. Side lights embellish the entry.

The Hosmer street (eastern) elevation of the original house is pierced by a single opening at each story level. The first and second story windows feature the same twelve over twelve, double-hung sash that appear on the main façade. A smaller, double-hung sash window lights the attic story.

The two and a half story, three bay by one bay, wood frame stable is capped by a shallow gable roof with a wooden finial centrally located on the ridgeline. A shallow central cross gable emphasizes the central bay of the main (southern) façade which features a large arched entry for carriages. The first story of the stable features large, twelve over twelve, double-hung windows. Those on the second, or loft, story are smaller sash tucked under the eaves. The central bay of the second story features a large, paneled opening and an eyebrow window in the gable. This building exhibits a high degree of detail for a utilitarian structure. Compared with the house, the stable has more surface ornamentation, such as the eave returns, a cornice line, window trim and pilasters. The pilasters rise a full two stories at the corners of the main façade and articulating the central bay.

The rear and western elevations of the main house and the stable, as well as the elevations of the ell are not visible from the public way and without permission from the owner to access the property, descriptions of these elevations cannot be detailed.

⁵ Boston Building permit: Application for Minor Alterations, to reshingle over existing clapboard, October 1973.

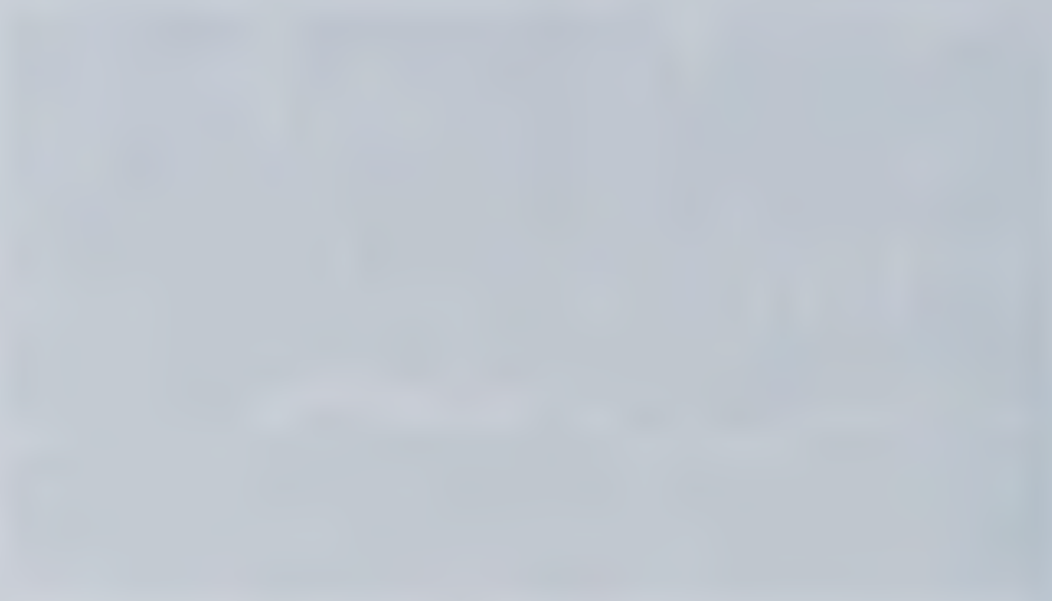
2.3 Photographs



House and stable from Norfolk Street.



Close-up view of house and stable from southwest corner of Norfolk and Hosmer Street.





Hosmer Street elevation of house showing one story rear addition.

3.0 SIGNIFICANCE

The house, stable, and half acre of undeveloped land collectively known as the Fowler-Clark farm remain among the earliest, intact, vernacular examples of agricultural properties identified in Boston and in urban centers across the Commonwealth.⁶ Tangible remnants of the agricultural heritage of the Commonwealth's urban centers are essential to the study of each city's development, and by extension to the development of the Commonwealth and the New England region, including its settlement patterns, architectural influences, and agricultural practices. As transportation improvements made agricultural lands desirable for development in the late nineteenth century, and as development pressures in recent years have continued to demand density at the expense of the historic fabric of the Commonwealth's urban neighborhoods, the collection of vernacular agricultural buildings in urban centers across the state has gradually eroded. With the loss of these resources follows a diminishing awareness among residents and visitors of these urban centers' pre-industrial pasts. As a rare remaining, highly intact agricultural setting that typified the vernacular landscape of pre-Civil War Boston, the Fowler-Clark farm meets criteria (d) for designating a Boston Landmark, achieving significance at the regional, state, and local levels: *structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development.*

3.1 Historic Significance

Setting: Dorchester's Agricultural Roots

The Fowler-Clark farm dates to the period in which Mattapan was a village of the independent town of Dorchester. Prior to being annexed to the city of Boston in 1870, Dorchester had a long history of agricultural productivity. Shortly after European settlement of the town in 1630, descriptions of Dorchester highlighted the cultivation of the land. These include the following seventeenth century testimonials: "...well wooded and watered; very good arable grounds and hay-ground; fair cornfields and pleasant gardens, with kitchen gardens, In this plantation is a great many cattle, as kine, goats, and swine;" and "orchards and gardens, full of fruit-trees, plenty of corn-land, although much of it hath been long in tillage, yet hath it ordinarily good crops; the number of trees are near upon 1500. Cowes and other Cattell of that kinde about 450;" and "Six miles beyond Braintree lieth Dorchester, a frontier town pleasantly seated... beautified with fair orchards and gardens, having also plenty of corn-land and store of cattle counted the greatest town heretofore in New England."⁷

⁶ The Massachusetts Cultural Resource Information System (MACRIS) made available by the Massachusetts Historical Commission. See Study Report Section 3.2 Architectural Significance for statistics, p. 13.

⁷ Dorchester Atheneum Website. "Agriculture," <http://www.dorchesteratheneum.org/page.php?id=12>. Sources: Birket, James. Some Cursory Remarks Made by James Birket in His Voyage to North America,

This agricultural heritage, firmly established in the seventeenth century, continued until well into the nineteenth century. Illustrations and descriptions of Dorchester from the early nineteenth century depict a town characterized by agriculture. In 1839, John Heyward's description of Dorchester in his *New England Gazetteer; Containing Descriptions of All the States, Counties and Towns in New England*, echoes those of his predecessors: "The soil of Dorchester is rocky, but very fertile and under a high state of cultivation. It is exceedingly productive, particularly of vegetables, fruits and flowers. ...Its hill tops and valleys are decked with farm houses and tasteful villas, and nowhere can be found the union of town and country enjoyments more complete."⁸ Corroborating this description, Edward Baker's map of Dorchester and Milton drawn in 1831 illustrates acres of open land with signs of domestication and cultivation.

Advancements in transportation and annexation to the city of Boston in the mid and late nineteenth century initiated the transformation of Dorchester from an agricultural town to a street-car suburb. Large swaths of land were subdivided and densely developed. However, all of Dorchester did not transform at once. Norfolk Street near the Fowler-Clark farm retained its large lots, and spotty development through the 1880s. By the early twentieth century, however, only remnants of its agricultural settlement, including the Fowler-Clark farm, remained.

The Farm

The Fowler-Clark farm reflects Dorchester's rich agricultural history, with a long line of yeoman tilling the land. While the property today is known as the Clark Farm, so named for the Clark family who were its stewards for over a century, probate records indicate that the property as it remains today originated with Samuel Fowler, a Dorchester yeoman, who lived on and farmed the property with his family in the late eighteenth and early nineteenth centuries. In 1786, Samuel Fowler, his father, Stephen Fowler, and his brothers Stephen and Jesse Fowler, inherited a significant sum of land from Samuel's grandfather, Stephen Fowler, a veteran of the Revolutionary War.⁹ The property divided among Stephen Fowler's descendants included approximately 330 acres, at least two houses, and several barns.¹⁰ Samuel Fowler's portion included a farm called, "Stiles's place," which included approximately thirty-five acres and a barn. No buildings other than the barn were mentioned in the description of Samuel's inheritance, nor in

1750-1751. (New Haven: Yale University Press, 1916); Hayward, John. *New England Gazetteer; Containing Descriptions of All the States, Counties and Towns in New England... Fifth edition*. (Boston, 1839); *The Memorial History of Boston, 1630-1880*, edited by Justin Winsor. (Boston: Ticknor and Company, 1880. Vol. 1).

⁸ Hayward, John. *New England Gazetteer; Containing Descriptions of All the States, Counties and Towns in New England ...Alphabetically Arranged*. (Boston; Concord, NH: John Hayward Boyd & White, 1839).

⁹ Dorchester Antiquarian and Historical Society. *History of the Town of Dorchester, Massachusetts*. (Boston: Ebenezer Clap, Jr., 1859) p.342.

¹⁰ Suffolk County Probate Records. Case# 18799, Inventory of the estate of Stephen Fowler, vol. 86 p.11, 1786.

the description of "Stiles's farm" in the inventory of his grandfather's property.¹¹ By 1806 when Samuel Fowler died, however, he left an 11 and one quarter acre parcel, one third of his estate, with "all the buildings thereon,"¹² to his wife, Mary. The parcel, which would pass to the Clarks three decades later, included a "mansion [sic] house and barn."¹³ While the probate records indicate that the house appeared on the property between 1786 and 1806, local lore has suggested that the house may have been moved to the property, leaving the possibility that the building predates the 1786-1806 estimated date of construction. (Moving houses was a relatively common occurrence and would not diminish the significance of a building so long associated with its current location).

The single pile massing of the main house, central chimney, five bay façade, 12/12, double-hung, wood sash, and pedimented entry porch are representative features of houses constructed in the late eighteenth and early nineteenth century in Massachusetts. Illustrative of the property's agricultural occupation at this time were Samuel Fowler's possessions at the time of his death, farming utensils, an ox yoke, four bushels of corn, potatoes, turnips, a cow, a pig, and hay among them.¹⁴

Mary Fowler sold the eleven and one quarter acres of property including the house and barn that comprised her inheritance in 1810 to her son, Samuel Fowler, Jr., for five hundred dollars. Following Samuel Fowler, Jr.'s death ten years later, the 11 and one quarter acre parcel was divided into sevenths. Four sevenths of the property, including the house and barn were sold at auction, and the remaining three sevenths were divided among Samuel Fowler, Jr.'s, living siblings and their heirs, Sally (Sarah) Pratt, Susannah Fowler, and Lucy Hall's sons, William and John Hall.¹⁵

Sally Pratt and Susana Fowler, together with Sally's husband, Otis Pratt, sold their two shares in 1822 to Samuel Baker, yeoman, and his wife Patience.¹⁶ A year later, Samuel Baker acquired the additional four sevenths of the original Fowler parcel, including the house and barn, at public auction.¹⁷ In 1824, the Bakers sold the six sevenths of the eleven and a quarter acre parcel they had acquired and "all the buildings thereon" to Daniel Sanderson, another Dorchester yeoman,¹⁸ who purchased the final share in the original parcel from the guardian of William and John Hall later that year.¹⁹

¹¹ Suffolk County Probate Records. Case# 18799, Agreement for division of Stephen Fowler's estate, vol. 88 p.44, 1788.

¹² Norfolk County Probate Case #7292, Dower of Samuel Fowler's widow, March 9, 1807.

¹³ Norfolk County Probate Case #7292, Inventory of Sam'l Fowler's estate exhibited Feb. 3, 1807.

¹⁴ Norfolk County Probate Case #7292, Inventory of Sam'l Fowler's estate exhibited Feb. 3, 1807.

¹⁵ "Administrator's Sale," *Columbian Centinel*. September, 7, 1822, p.4.

¹⁶ Norfolk County Registry of Deeds, Lib 68 Fol. 110.

¹⁷ Norfolk County Registry of Deeds, Lib. 69 Fol. 48.

¹⁸ Norfolk County Registry of Deeds, Lib 72 Fol. 227.

¹⁹ Norfolk County Registry of Deeds Lib. 74 Fol. 81.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text also mentions the need for regular audits and the role of internal controls in ensuring the reliability of the data.

2. The second part of the document focuses on the role of the accounting department in the overall business operations. It describes how the accounting team provides critical information to management, enabling them to make informed decisions about the company's future. The text also highlights the importance of communication between the accounting department and other business units.

3. The third part of the document discusses the challenges faced by the accounting department in the current business environment. It mentions the increasing complexity of financial transactions and the need for continuous learning and adaptation. The text also addresses the importance of maintaining high standards of ethical behavior and the role of the accounting profession in upholding these standards.

4. The fourth part of the document provides a summary of the key points discussed in the previous sections. It reiterates the importance of accurate record-keeping, the role of the accounting department, and the challenges faced by the profession. The text concludes by emphasizing the need for ongoing collaboration and communication between all stakeholders in the business.

The farm began its long association with the Clark family in 1837 when Daniel Sanderson and his wife Alma sold the original Fowler parcel comprising “about twelve acres” to Mary B. Clark, wife of Henry Clark, “with dwelling house and outbuilding thereon” for \$1400.²⁰ The outbuilding mentioned in the deed is probably not the existing outbuilding. Tax records indicate the Clarks had 2 barns on the property, in addition to the house, from 1850-1855. Between 1855 and 1861, however, a stable was constructed. The form of the existing outbuilding is consistent with a stable constructed in the mid nineteenth century. The first illustrated record of the Clark property depicts a house and a single, large, outbuilding sited in the location of the existing house and stable in 1874.²¹

According to the 1860 census, additional inhabitants of the property during this period included James and Mary Clark’s son, Henry, a grocer, and the Stevens family—a family of four, some of whom appeared to serve as laborers on the farm and others to work in the grocery business, presumably with Henry Clark, Jr.

Henry Clark Jr. married Mary J. Clark with whom he had two children, James Henry Clark and Mary H. Clark. By 1870 when the next census was recorded, Henry Clark, Jr. had died and his wife and children continued their residence on the farm with his parents. They were also joined by this time by Mary J. Clark’s brother, Charles Worthington, who labored on the farm. With the death of Henry Clark, Sr., in 1872 and Mary B. Clark shortly thereafter in 1875, the farm passed to Mary J. Clark and her son, James Henry Clark, Mary H. Clark having died in childhood. Mary J. Clark and James Henry Clark appear on city atlases as co-owners of the Clark property through 1933, though James Henry Clark, his wife Alice, and their five children resided down the street at 523 Norfolk Street, and James Henry worked as a salesman in a wholesale store.

Though parcels adjoining the Fowler-Clark farm were beginning to be subdivided in the last years of the nineteenth century, the vast majority of the land surrounding the Fowler-Clark farm remained sparsely developed with farmhouses and outbuildings scattered on large parcels of land through the 1880s and mid 1890s. By 1895, however, electric streetcar lines were making outlying districts more easily accessible, and James Henry Clark and his mother followed the lead of many Dorchester landowners and subdivided the roughly twelve acre estate into sixty-one lots. Between 1910 and 1918, the majority of the Clark-owned lots, and those in their immediate vicinity were sold and developed.

Mary J. Clark died in 1932, leaving the property in the hands of James Henry and his wife Alice. James Henry Clark retained the property until 1940 when he sold the house and stable to Gertrude Miller and Grace Miller Hunt, who, in-turn, sold the property a year later to Jorge and Ida Epstein. The Ida G. Epstein Trust remains the current owner and Ida Epstein and her son currently reside in the

²⁰ Norfolk County Registry of Deeds March Lib. 114 Fol. 269

²¹ Hopkins, Griffith Morgan. *Atlas of the county of Suffolk, Massachusetts*, vol.3: including South Boston and Dorchester. (Philadelphia: G.M. Hopkins & Co., 1874).

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the responsibilities of individuals involved in the process, including the need for transparency and accountability.

The second part of the document provides a detailed overview of the various methods used to collect and analyze data. It describes the different types of data sources, such as surveys, interviews, and focus groups, and explains how this information is used to identify trends and patterns. The document also discusses the challenges associated with data collection and analysis, such as ensuring the reliability and validity of the data.

The third part of the document focuses on the development and implementation of policies and procedures. It outlines the steps involved in creating a comprehensive policy framework, from identifying the need for a policy to the final approval and implementation. The document also discusses the importance of ongoing monitoring and evaluation to ensure that the policies remain effective and relevant over time.

The fourth part of the document discusses the role of technology in improving efficiency and effectiveness. It explores the various ways in which technology can be used to streamline processes, reduce costs, and enhance the quality of service. The document also discusses the challenges associated with the adoption of new technologies, such as the need for training and support.

The final part of the document provides a summary of the key findings and conclusions. It reiterates the importance of maintaining accurate records, the need for transparency and accountability, and the role of technology in improving efficiency and effectiveness. The document also provides recommendations for future research and action.

house. The only notable exterior changes to the house recorded with the City of Boston's Inspectional Services Department occurred during the Epstein's stewardship. These included an application to remove a one story ell and to shingle the house in 1942, and to add a one story wood and stone ell in 1967.²²

While the acreage that comprised the Fowler-Clark farm is substantially diminished from its original expanse, it retains its character nonetheless. This is due in part to the siting of the buildings on the remaining property. The house and stable are set back substantially from Norfolk Street, and do not lie parallel to the road, but rather are angled slightly away from it, further indication that the house probably predates the official laying out of Norfolk Street in 1803-1804.²³ Though overgrown, the frontage lends the property a pastoral quality, unique in the densely developed neighborhood. Additionally, the half acre on which the buildings stand, though only a fraction of the original farm, appears sizable in its context. The integrity of this siting, together with the age of the buildings, serve as a very tangible reminder of a time when this area was sparsely developed and agricultural practices characterized the landscape.

3.2 Architectural Significance

The house and stable that comprise the Fowler-Clark farm are outstanding examples of vernacular architecture reflective of Boston's agricultural past. Their integrity of form and location distinguish them from their immediate surroundings but also from most buildings in the city of Boston. While eighteenth and early nineteenth century buildings are plentiful in Boston, detached dwelling houses on large lots on with outbuildings associated with their agricultural past in their original arrangement, are not. The Fowler-Clark farmhouse is one of just four farmhouses that date to between 1786 and 1806 identified in Boston, and may be the oldest of the four.²⁴ Of the four, two retain outbuildings associated with their agricultural past. Such intact properties are exceedingly rare and highly valuable for study. Vernacular landscapes such as the Fowler-Clark farm, defined here as farm buildings which retain a recognizable relationship to the land, reflect the broad patterns of development and life affiliated with the general population, rather than a select, privileged few. For many years, the contributions of such cultural landscapes to the field of architectural history were overlooked.

²² Boston building permits: Application to remove one story ell, October 1942; Application for permit for Alterations, to erect one story addition to rear of dwelling, August, 1967.

²³ City of Boston. A record of the Streets, Alleys, places, etc in the city of Boston. (Boston: City of Boston Printing Department, 1910).

²⁴ The Massachusetts Cultural Resource Information System (MACRIS), made available by the Massachusetts Historical Commission, identified the John Morey House, 1085 Centre Street, Jamaica Plain, ca. 1796, the William Neil Residence at 3 Smith Court, Beacon Hill, ca. 1799, and the William Clapp House, 195 Boston Street, Dorchester ca. 1806 as the only detached farmhouses in Boston built between 1786 and 1806. If the Fowler-Clark farmhouse was built prior to 1796, the possibility of which is confirmed in the probate records of Stephen Fowler, the Fowler-Clark farmhouse would be the oldest of these.

Currently, however, vernacular landscapes are prized for what they reveal about the people and environments from which they derived.

Many vernacular buildings in Boston, including some of the oldest examples, have been obscured over time by encroaching development and insensitive alterations, making them difficult to identify. Even well preserved older buildings, like the James Blake House on East Cottage Street in Dorchester, and the Paul Revere House on North Square in Boston's North End, though recognizable as seventeenth and eighteenth century buildings, have been heavily altered from their original states.²⁵ The Fowler-Clark farm, by comparison, is especially remarkable for its high degree of integrity. While the one story addition to the rear of the house dates to the 1960s, the form and massing of the original single pile dwelling remain the main identifying feature. Original fenestration patterns and sash further distinguish the building. Though a much later building, the stable too retains its architectural integrity. Lastly, the original siting of the pair of buildings lends an additional level of distinction.

While vernacular agricultural properties are well represented throughout the Commonwealth, very few of these properties remain in urban centers. Just twelve properties with agricultural heritages that date between 1786 and 1806 have been identified in Boston, Fall River, Lowell, New Bedford, Springfield, and Worcester. Of those properties, only one was built before 1790, thus, the Fowler-Clark farm may predate many of these properties.²⁶ The Fowler-Clark farm's survival in Boston, one of the densest urban centers in the state, provides a rare opportunity to evaluate Boston's agricultural heritage, the ramifications of which were felt throughout the Commonwealth and the region as descendants of early settlers dispersed throughout New England.

²⁵ The James Blake House was moved from its original site and heavily renovated in the late nineteenth century. The Paul Revere house was heavily renovated in the early twentieth century. Renovations of both houses removed later additions with the intention of restoring the buildings to what were at the time considered to be their periods of significance.

²⁶ The Massachusetts Cultural Resource Information System (MACRIS), made available by the Massachusetts Historical Commission.

3.3 Relationship to Criteria for Landmark Designation

The Fowler-Clark farm meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975 as amended, under the following criteria:

D. as a structure representative of elements of architectural design and craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation. The integrity of form and location of the Fowler-Clark farm mark it as an outstanding example of a vernacular landscape reflective of Boston's agricultural past. As a rare remaining example of its kind in Boston's urban setting, as well as in urban settings across the state, the Fowler-Clark farm is highly valuable for study.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston Assessor's records, the house, stable and surrounding acreage located at 487 Norfolk Street, Mattapan , have a total assessed value of \$258,600.00 with the land valued at \$108,000.00 and the buildings valued at \$150,600.00.

4.2 Current Ownership

The property located at 487 Norfolk Street is owned by the Ida G. Epstein Trust located at 487 Norfolk Street, Mattapan, MA 02126.

5.0 PLANNING CONTEXT

5.1 Background

The Fowler-Clark farmhouse was built between 1786 and 1806 and has functioned as a single family home for more than two centuries. The property originally comprised just over eleven acres and functioned in an agricultural capacity. The eleven acres were subdivided into 61 lots in 1895. These lots were gradually sold off to individuals for residential construction. Six parcels remained in the Clark family's ownership and were sold to Gertrude Miller and Grace Miller Hunt in 1940 and to Jorge Epstein in 1941. The Ida G. Epstein Trust is the current owner of the property, and Ida Epstein, wife of the late Jorge Epstein, resides in the house with her son. The house is currently under a Purchase and Sale agreement for development

5.2 Current Planning Issues

The current owner of the property submitted an Article 85, Demolition Delay, application on April 12, 2005, seeking to demolish the house and stable at 487 Norfolk Street in order to accommodate a proposed 22 unit development of town homes. A public hearing was held on April 26, 2005, at which the Boston Landmarks Commission (BLC) reviewed the request to demolish the house and stable. At that hearing, the applicant was represented by the an associate of the potential developer. No information relating to the buildings' condition, or alternatives to demolition were presented. The BLC voted that, in the public interest, the house and stable were preferably preserved or rehabilitated rather than demolished and voted to invoke the 90-day demolition delay period. The Commission requested that the applicant explore alternatives to demolition.

Prior to the expiration of the demolition delay period on July 25, 2005, residents of the neighborhood and concerned residents of Dorchester submitted a petition for Landmark designation of the house and stable on June 28, 2005. A hearing was held for consideration of the petition on July 12, 2005. At that hearing, the commission voted to accept the petition for further study. The commission then took a second vote to file a ninety (90) day temporary designation beginning on July 22, 2004, pursuant to its authority under Section 4 of Chapter 772 of the Acts of 1975, as amended, and instructed staff to proceed with a study report for the potential designation of the property. During the ninety (90) day temporary designation, the house and stable shall be treated as and entitled to all of the protection of a Boston Landmark. The ninety (90) day temporary designation will expire October 20, 2005.

5.3 Current Zoning

Parcels 04151000, 04150000, 04149000, 04148000, 04147000, 04109000, Ward 14, located at 487 Norfolk Street, Mattapan, are zone in a 3 family residential subdistrict (3F-6000).

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives available to the Boston Landmarks Commission:

A. Individual Landmark Designation

When Dorchester and Mattapan were originally surveyed in 1977, time constraints prevented anything more than a windshield survey of Norfolk Street. The completion report included a recommendation for examining Norfolk Street in particular more closely, as it was an early road following the path of a Native American trail. The report noted that a foot survey may reveal early development. The identification of the Fowler-Clark farm at 487 Norfolk Street corroborates that supposition, and this study report confirms that the property is of sufficient importance to merit individual landmark designation. Designation shall correspond to Assessor's parcels 04151000, 04150000, 04149000, 04148000, 04147000, 04109000, ward 14, and shall address the following exterior elements, hereinafter referred to as the "Specified Exterior Features:"

- All exterior elevations of the house and stable.
- The landscape elements and the grounds contained within parcel 04151000, 04150000, 04149000, 04148000, 04147000, 04109000.

B. Denial of Individual Landmark Designation

The Commission retains the option of not designating any or all of the Specified Exterior Features as a Landmark.

C. Preservation Restriction

The Commission could recommend the owner consider a preservation restriction for any or all of the Specified Exterior Features.

D. Preservation Plan

The Commission could recommend development and implementation of a preservation plan for the property.

E. National Register Listing

The Commission could recommend the owner pursue National Register listing, which would afford the house and stable limited protection from federal, federally-licensed or federally-assisted activities, and make the property eligible for federal tax credits for substantial rehabilitation if the property is developed for income-producing purposes.

6.2 Impact of Alternatives:

A. Individual Landmark Designation

Landmark Designation represents the city's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the Specified Exterior Features of the property, in accordance with the standards and criteria adopted as part of the designation. Landmark designation results in listing on the State Register of Historic Places.

B. Denial of Individual Landmark Designation

Without Landmark designation, the City would be unable to offer protection to the Specified Exterior Features, or extend guidance to the owners under chapter 772.

C. Preservation Restriction

Chapter 666 of the M.G.L. Acts of 1969 allows individuals to protect the architectural integrity of their property via a preservation restriction. A restriction may be donated to or purchased by any governmental body or non-profit organization capable of acquiring interests in land and strongly associated with historic preservation. These agreements are recorded instruments (normally deeds) that run with the land for a specific term or in perpetuity, thereby binding not only the owner who conveyed the restriction, but also subsequent owners. Restrictions typically govern alterations to exterior features and maintenance of the appearance and condition of the property.

D. Preservation Plan

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. It does not carry regulatory oversight.

E. National Register

National Register listing provides an honorary designation and limited protection from federal, federally-licensed or federally-assisted activities. It creates incentives for preservation, notably the federal investment tax credits and grants through the Massachusetts Preservation Projects Fund from the Massachusetts Historical Commission. National Register listing provides listing on the State Register affording parallel protection for projects with state involvement and also the availability of state tax credits. Tax credits are not available to owners who demolish portions of historic properties.

7.0 RECOMMENDATIONS

For their integrity of form and location, the house and stable that comprise the Fowler-Clark farm are outstanding examples of vernacular architecture reflective of Boston's agricultural past. As a tangible remnant of this agricultural heritage the Fowler-Clark farm is highly valuable to the study of Boston's development, and by extension to the development of the Commonwealth and the New England region, including its settlement patterns, architectural influences, and agricultural practices. Therefore, the staff of the Boston Landmarks Commission recommends that the Fowler-Clark farm as described in Section 6.1A, be designated a Landmark under Chapter 772 of the Acts of 1975, as amended. The boundaries shall correspond to ward 14, parcels 04151000, 04150000, 04149000, 04148000, 04147000, 04109000.

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8.0 GENERAL STANDARDS AND CRITERIA

8.1 Introduction

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are: Building code conformance and safety requirements; Changes necessitated by the introduction of modern mechanical and electrical systems; Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property. In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer should follow them in order to ensure a successful project that is sensitive to the historic landmark.

- ♦ **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- ♦ **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- ♦ **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- ♦ **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement with new material a feature that could be repaired.
- ♦ **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature.
- ♦ **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

The first part of the paper discusses the importance of the study and the objectives of the research. It also provides a brief overview of the methodology used in the study.

The second part of the paper presents the results of the study. It includes a detailed analysis of the data and a discussion of the findings. The results show that there is a significant difference between the two groups.

The third part of the paper discusses the implications of the study. It includes a discussion of the limitations of the study and suggestions for future research. The authors conclude that the study has provided valuable insights into the topic.

The fourth part of the paper provides a conclusion. It summarizes the main findings of the study and reiterates the importance of the research. The authors express their gratitude to the participants and the funding agency.

The fifth part of the paper is a reference list. It includes a list of all the sources cited in the paper. The references are arranged in alphabetical order.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

- ♦ **Section 8.3** - Those general ones that are common to all landmark designations (building exteriors, building interiors, landscape features and archeological sites).
- ♦ **Section 9.0** - Those specific ones that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the landmark. In order to provide some guidance for the landmark owner, manager or developer and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into:

A. Routine activities which are not subject to review by the Commission:

1. Activities associated with routine maintenance, including such items as: Housekeeping, pruning, fertilizing, mulching, etc.
2. Routine activities associated with seasonal installations which do not result in any permanent alterations or attached fixtures.

B. Activities which may be determined by the Executive Director to be eligible for a Certificate of Exemption:

1. Ordinary maintenance and repair involving no change in design, material, color and outward appearance, including such items as: Major cleaning programs (including chemical surface cleaning), repainting, planting or removal of limited number of trees or shrubs, major vegetation management.
2. In-kind replacement or repair.

C. Activities requiring Landmarks Commission review:

Any reconstruction, restoration, replacement, alteration or demolition (This includes but is not limited to surface treatments, fixtures and ornaments) such as: New construction of any type; removal of existing features or element; any alteration involving change in design, material color, location or outward appearance; major planting or removal of trees or shrubs, changes in landforms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Executive Director shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal

boards and commissions such as the Boston Redevelopment Authority, the Massachusetts Historical Commission and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, joint meetings will be arranged.

8.3 General Standards and Criteria

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. (The term "**later contributing features**" shall be used to convey this concept.)
3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Surface cleaning shall use **the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.**

11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.
12. Significant archeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria has been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman.

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9.0 EXTERIORS - SPECIFIC STANDARDS AND CRITERIA

Fowler-Clark Farm, 487 Norfolk Street, Mattapan, Massachusetts

9.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Fowler-Clark farm including the exterior form, mass, and richness of detail of the house and stable, and the pastoral character of the landscape.
3. The standards and criteria acknowledge that there may be changes to the landscape and the exterior of the buildings and are intended to make the changes sensitive to the character of the property.
4. The Commission will consider whether later addition(s) and/or alteration(s) can, or should, be removed, and whether buildings may be moved on site.
5. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed include:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.
6. The exterior elevations and roof elements, landscape elements, and grounds of the Fowler-Clark farm are subject to the terms of the exterior guidelines herein stated.
7. Items under Commission review include but are not limited to the following: exterior walls, windows, entrances/doors, roofs, roof projections, additions, accessibility, new construction, paving, major plantings, fences, and archaeology. Items not anticipated in the Standards and Criteria may be subject to review.

9.2 Exterior Walls

A. General

1. No new openings shall be allowed.
2. No original existing openings shall be filled or changed in size.
3. No exposed conduit shall be allowed.
4. Original or later contributing projections shall not be removed.
5. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B and C be executed with the guidance of a professional building materials conservator.

B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar)

1. All masonry materials shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods. This shall include chimneys and the foundation.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.

10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

C. Wood

1. All original or later contributing wood materials shall be preserved.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods. (Removal of wood shingles on the house and restoration of original clapboard siding is encouraged).
3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
9. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.3 Windows

Refer to Sections 9.2 B and C regarding treatment of materials and features.

1. The original or later contributing window design and arrangement of window openings shall be retained.
2. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
3. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
4. Original or later contributing window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing window elements, features (functional and decorative), details and ornamentation shall be replaced with material and

elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

6. When replacement is necessary, it should be based on physical or documentary evidence.
7. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
8. Simulated muntins, including snap-in, surface-applied, or between-glass grids shall not be allowed.
9. Tinted or reflective-coated glass (i.e.: low "e") shall not be allowed.
10. Metal or vinyl panning of the wood frame and molding shall not be allowed.
11. Only clear single-paned glass shall be allowed in multi-light windows since insulating glass in multi-light windows will exaggerate the width of the muntins.
12. Exterior combination storm windows may be allowed provided the installation has a minimal visual impact. However, use of interior storm windows is encouraged.
13. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
14. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
15. Clear or mill finished aluminum frames shall not be allowed.
16. Window frames, sashes and if appropriate, shutters, should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.4 Entrances/Doors

Refer to Sections 9.2 B and C regarding treatment of materials and features; and Sections 9.5 and 9.11 for additional Standards and Criteria that may apply.

1. All entrance elements shall be preserved.
2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only paneled doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.
11. In general, storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed storm doors shall be painted to match the color of the primary door.
12. Unfinished aluminum storm doors shall not be allowed.

13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
14. Entry lighting shall be located in traditional locations.
15. Light fixtures shall not be affixed to the face of the building.
16. Light fixtures shall be of a design and scale that is appropriate to the style and period of the building and should not imitate styles earlier than the building. Contemporary light fixtures will be considered, however.
17. Buzzers, alarms and intercom panels, where allowed, shall be flush mounted and appropriately located.
18. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

9.5 Porches and Stoops

Refer to Sections 9.2 B and C regarding treatment of materials and features; and Sections 9.4 and 9.11 for additional Standards and Criteria that may apply.

1. All porch elements shall be preferably preserved.
2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.

7. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

9.6 Roofs

Refer to Section 9.2 B and C regarding treatment of materials and features; and Section 9.7 for additional Standards and Criteria that may apply.

1. The roof shapes of the existing buildings shall be preserved.
2. Original or later contributing roofing materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material.
8. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.

9.7 Roof Projections

(Includes satellite dishes, antennas and other communication devices, louvers, vents, and chimney caps)

Refer to Section 9.6 for additional Standards and Criteria that may apply.

1. The basic criteria which shall govern whether a roof projection can be added to a roof include:
 - a. The preservation of the integrity of the original or later integral roof shape.
 - b. Height of the existing building.
 - c. Prominence of the existing roof form.
 - d. Visibility of the proposed roof projection.
2. Minimizing or eliminating the visual impact of the roof projection is the general objective and the following guidelines shall be followed:
 - a. Location shall be selected where the roof projection is not visible from the street or adjacent buildings; setbacks shall be utilized.
 - b. Overall height or other dimensions shall be kept to a point where the roof projection is not seen from the street.
 - c. Exterior treatment shall related to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

9.8 Additions

Refer to Sections 9.6, 9.7, 9.9, 9.10 and 9.11 for additional Standards and Criteria that may apply.

1. An exterior addition should only be considered after it has been determined that the existing buildings cannot meet the new space requirements. Additions can significantly alter the historic appearance of the buildings.
2. New additions shall be designed so that the character defining features of the buildings are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are compatible with the existing buildings, although they should not necessarily be imitative of an earlier style or period.
4. New additions shall be located at the rear of the buildings as viewed from Norfolk Street, or on an inconspicuous elevation.

5. New additions shall be of a size, scale and of materials that are in harmony with the existing buildings.

9.9 New Construction

Refer to Sections 9.6, 9.7, 9.9, 9.10, 9.11, and 9.12 for additional Standards and Criteria that may apply.

1. New construction may be permitted behind the existing buildings as viewed from Norfolk Street.
2. New construction shall be of a size, scale, massing and of materials that are in harmony with the existing buildings.
2. New construction shall be designed so that it is compatible with the existing buildings, although it should not necessarily be imitative of an earlier style or period.

9.10 Landscape/Building Site

Refer to Sections 9.2 B and C regarding treatment of materials and features. Refer to Sections 9.11 and 9.12 for additional Standards and Criteria that may apply.

1. The general intent is to preserve the existing or later contributing landscape features that enhance the landmark property.
2. It is recognized that often the environment surrounding the property has character scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.
3. Though preserving the existing location of the buildings and their surrounding open space is preferred, the Commission may consider moving the existing buildings on site provided that the pastoral character of the property and the relationship of the buildings to each other and to Norfolk and Hosmer streets is maintained.
4. Original or later contributing site features (decorative and functional), materials, elements, details and ornamentation shall be retained and, if necessary, repaired using recognized preservation methods.
5. Deteriorated or missing site features (decorative and functional), materials, elements, details and ornamentation shall be replaced with material and

elements which match the original in material, color, texture, size, shape, profile and detail of installation.

6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. New additions/alterations to the site (such as: parking areas, paved footpaths, and driveways, etc.) shall be as unobtrusive as possible and preserve any original or later contributing site features.
9. Removal of non-historic site features from the existing site is encouraged.
10. The existing landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered behind the existing buildings as viewed from Norfolk Street if they will not obscure the exterior of the landmark.
11. Original or later contributing layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
12. Existing healthy plant materials which are in keeping with the historic character of the property shall be maintained. New plant materials should be appropriate to the pastoral character of the site.
13. Maintenance of, removal of, and additions to plant materials should consider restoration of views of the landmark.

9.11 Accessibility

Refer to Sections 9.2 A, B, and C regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.8, and 9.9 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and required level of accessibility;
 - c. Evaluate accessibility options within a preservation context.

2. Because of the complex nature of accessibility the commission will review proposals on a case by case bases. The commission recommends consulting with the following document which is available from the commission office:

U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; **Preservation Brief 32 "Making Historic Properties Accessible"** by Thomas C. Jester and Sharon C. Park, AIA.

9.12 Archeology

Refer to Sections 9.2 B and C regarding treatment of materials. Refer to Section 9.10 for additional Standards and Criteria that may apply.

1. Disturbance of the terrain around the buildings or site shall be kept to a minimum so as not to disturb any unknown archeological materials.
2. The building site should be surveyed for potential archeological sites prior to the beginning of any construction project.
3. Known archeological sites shall be protected during any construction project.
4. All planning, any necessary site investigation, or data recovery shall be conducted by a professional archeologist.

The Exteriors - Specific Standards and Criteria has been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman.

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